

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
MEETING MINUTES  
APRIL 13, 2016**

At 7:30p.m., Mitch Newman called the meeting to Order.

The Secretary read the Adequate Notice.

Salute to the Flag.

Roll Call: Present: Bailey, Beck, Grbelja, Kinsey, Kocur, Kurzman, Newman and Pinney.  
Absent: Pado, Pepe and Ziner.

**APPROVAL OF MEETING MINUTES: March 9, 2016**

The Board having reviewed the Meeting Minutes, Committeewoman Grbelja made a Motion to approve the minutes and Ms. Pinney offered a Second. Roll Call Vote: Grbelja, Pinney, Beck and Newman voted yes to adopt.

**APPROVAL OF EXECUTIVE MEETING MINUTES: March 9, 2016**

The Board having reviewed the Executive Meeting Minutes, Ms. Pinney made a Motion to approve the minutes and Mr. Beck offered a Second. Roll Call Vote: Pinney, Beck, Grbelja and Newman voted yes to adopt.

**PUBLIC COMMENT PORTION: 15-Minute Limit**

Chairman Newman opened the meeting to public comment at 7:35 p.m. Seeing no public comment, he closed the meeting at the same time.

**RESOLUTION:**

**P15-01 NAP CONSTRUCTION, LLC.** Block 58, Lot 4.06. Located on Trenton-Lakewood Road consisting of 9.53 acres in the Neighborhood Commercial (NC) zone. Applicant received subdivision approval for three (3) residential lots and one (1) commercial lot in Resolution dated June 10, 2015. Applicant returned to discuss amending conditions of approval. Conditions of Approval were modified.

The Board having read the Resolution and having no comments, Chairman Newman asked for a Motion and a Second. Committeewoman Grbelja made a Motion to memorialize the Resolution and Ms. Pinney offered a Second. Roll Call Vote: Grbelja, Pinney, Beck and Newman voted yes to memorialize.

**CAPITAL IMPROVEMENT: Millstone Park**

Mayor Kinsey presented a Section 31 Capital Projects Review of the Millstone Park project. Board Attorney Michael Steib stated that the Planning Board's charge is to listen to the presentation and members are welcome to share their comments.

Mayor Kinsey provided a brief history of the parcel stating that the Township originally purchased a 162-acre parcel with subsequent purchases of two additional parcels totaling 180-acres with additional access on Red Valley Road.

Mayor Kinsey stated that the Ad Hoc Committee has re-sharpened their focus on getting the project moving. Referring to a color rendering of the plan, he advised that the focus is on the first phase of the project.

Based on grading and transitional wetland area, the plan reflects the location of the sport fields, trail area, boat launch and dock area, bathrooms and concession area. Mayor Kinsey reports that the lacrosse field has the largest footprint. Initially, three fields will be lit to allow the Township to maintain costs.

Mayor Kinsey explained the boat launch and the fishing pier area. He advised that there is irrigation for the sport fields and they will have draft points for the Fire Department's use.

Mayor Kinsey explained the location of the trail for horseback riding, walking and jogging would connect with the trail system in place in the Township. Mayor Kinsey advised that a cost effective alternative to provide food would be the investment in purchasing a food cart. He explained that the food cart is self-contained and would be stationed adjacent to the building. No cooking facility will be located inside of the building. The food cart can be moved around town where there is a need.

The building bathrooms and kitchen area are located within a 80 ft. x 30 ft. half building and half canopy. The building has a 1,200 s.f. footprint. Mayor Kinsey stated that the building would be everything we need and nothing that we do not need.

There will be picnic benches and landscaping along the trails and roadways.

Chairman Newman asked about the build out of the 164 parking spaces in the first phase of the project.

There was discussion regarding the plan to bring lighting down Red Valley Road in three phases.

Mayor Kinsey referred to the color rendering explaining that the building will be concrete textured block and split faced rock. The building will be earth toned. The roof will be metal. The color choices were discussed for the metal roof in favor of using a less obtrusive color per our architectural standard ordinance.

Mayor Kinsey stated that the Park was envisioned 10 years ago with a facility centrally localized. Not everything needs to be lighted. He reported that the infrastructure is located underground.

Chairman Newman supports the phasing of the project. Mayor Kinsey explained that the Township does not have enough field space to rotate and rest the fields properly. He stated that this would alleviate that problem.

Mayor Kinsey stated that they have been planning this project since 2008 and 2009 but did not proceed during the recession. He explained that it is time to move on the project. Mayor Kinsey stated that the Township went thru the Green Acres program to purchase this property. He stated that the Township Committee supports the project and the phasing plan.

Chairman Newman suggested that they consider speaking to people who live around built fields who can share insight on how to improve the quality of life for those who live next to these fields.

Mayor Kinsey was asked about the change in demographics since the last recreation study performed in 2007. He stated that the programs are robust. They have suffered at hands of travel programs. He discussed the student base increase.

Mayor Kinsey advised that the Park is being built with tomorrow's needs in mind stating that the plan helps us today and benefits us tomorrow.

When asked about picnic tables and swing sets, Mayor Kinsey stated that there will be a tot-lot for the children. These items the Township can take care of.

Seeing no further questions from the Board or questions from the audience, Mayor Kinsey Thanked the Board.

Committeewoman Grbelja stated the importance of complying with the Township's architectural standards. To have something pleasing to the eye that will fit in.

Chairman Newman thanked the Mayor for the presentation and for the opportunity for the Board members to ask questions.

#### **OLD BUSINESS: Mt. Laurel Update**

Attorney Steib provided a brief update. He stated that the Courts' Master did not have his report submitted by the deadline date of March 15, 2016. Colts Neck filed a Motion to be heard on Friday, April 15th asking the Court to reconsider all of the timelines that the Court had set. Attorney Steib reported that today, the Judges advised they will not hear Colt Neck's Motion on April 15, 2016. The Courts have set a conference on

Wednesday, April 20, 2016 for all towns to come in and to set up a completely new schedule.

**NEW BUSINESS:**

Ms. Pinney urged everyone to come out on Saturday, April 16th to participate in the Community Stream Cleanup. She stated that this event brings everyone together to do something worthwhile for the community. The cleanup begins at 9:00 a.m. to 12:00 p.m. Everyone meets at the Courthouse. Ms. Pinney offered that each year they collect two tons of garbage.

Seeing no further business, Chairman Newman made a Motion to adjourn, Ms. Pinney offered a Second, and by unanimous vote, the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Pamela D'Andrea